



## Tennyson Avenue, Dukinfield, SK16 5DR

### Offers over £310,000

Nestled in the charming area of Tennyson Avenue, Dukinfield, this delightful semi-detached house offers a perfect blend of comfort and practicality. Built in 1965, the property boasts a spacious layout that is ideal for families or those seeking extra room to grow.

Upon entering, you are welcomed by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The well-proportioned rooms are filled with natural light, creating a warm and welcoming atmosphere throughout the home.

The property features four generously sized bedrooms, ensuring that everyone has their own private space. Whether you need a guest room, a home office, or a children's playroom, this house can accommodate your needs with ease. Additionally, there are two bathrooms, which is a significant advantage for busy households, allowing for convenience and privacy.

Outside, the property offers parking for two vehicles, a valuable feature in today's busy world. This ensures that you and your guests will always have a place to park without the hassle of searching for a space.

Overall, this semi-detached house on Tennyson Avenue presents an excellent opportunity for those looking to settle in a friendly neighbourhood with all the essential amenities nearby. With its spacious living areas, ample bedrooms, and practical features, this home is ready to welcome its new owners. Don't miss the chance to make this lovely property your own.



## GROUND FLOOR

### Porch

Entrance porch

### Hallway

Entrance Hall leading to living room & stairs going up

### Lounge

13'6" x 12'3" (4.12m x 3.74m)

Double glazed window to front, radiator, door to Storage cupboard.

### Dining Room

10'6" x 8'2" (3.20m x 2.49m)

Radiator, two double doors,

### Kitchen/Diner

10'6" x 14'6" (3.20m x 4.43m)

Two double glazed windows to rear, door leading to downstairs toilet & 4th bedroom

### Conservatory

10'6" x 12'6" (3.20m x 3.81m)

Radiator, double door leading into garden

### Cloakroom

Downstairs toilet

### Bedroom 4

9'11" x 7'0" (3.03m x 2.13m)

converted garage. Double glazed window to the front

## FIRST FLOOR

### Landing

Double glazed window to side, radiator.

### Master Bedroom

13'0" x 8'5" (3.96m x 2.57m)

Double glazed window to front, radiator,

### Bedroom 2

9'1" x 9'1" (2.77m x 2.77m)

Double glazed window to rear, radiator,

### Bedroom 3

10'0" x 6'10" (3.06m x 2.09m)

Double glazed window to front, two radiators, door to Storage cupboard.

### Shower Room

Double glazed window to rear, Free standing shower with sink basin & toilet

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